



TOM HENRY

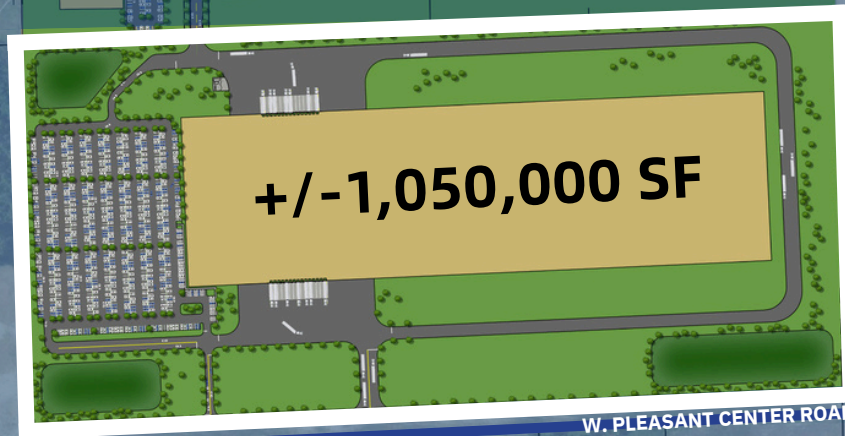
INDUSTRIAL PARK

**INDUSTRIAL LAND AVAILABLE
BUILD TO SUIT - 75.93 ACRES**

2000 Block Pleasant Center Road Fort Wayne IN 46819



\$40,000/Acre | Site Divisible



2000 Block Pleasant Center Road Fort Wayne IN 46819



LOT SHOWCASE

*RENDERING OF POTENTIAL LAYOUT



Lot Area
75.93
ACRES



Building Size
+/- 1,050,000
SQ.FT.



Dimensions
+/- 1900' X +/- 550'
BUILDING



Electric
INDIANA & MICHIGAN POWER
/ HEARTLAND



Water
FORT WAYNE
CITY UTILITIES



Sewer / San.
FORT WAYNE
CITY UTILITIES



Gas
NIPSCO

2000 Block Pleasant Center Road Fort Wayne IN 46819



NEIGHBORING USERS



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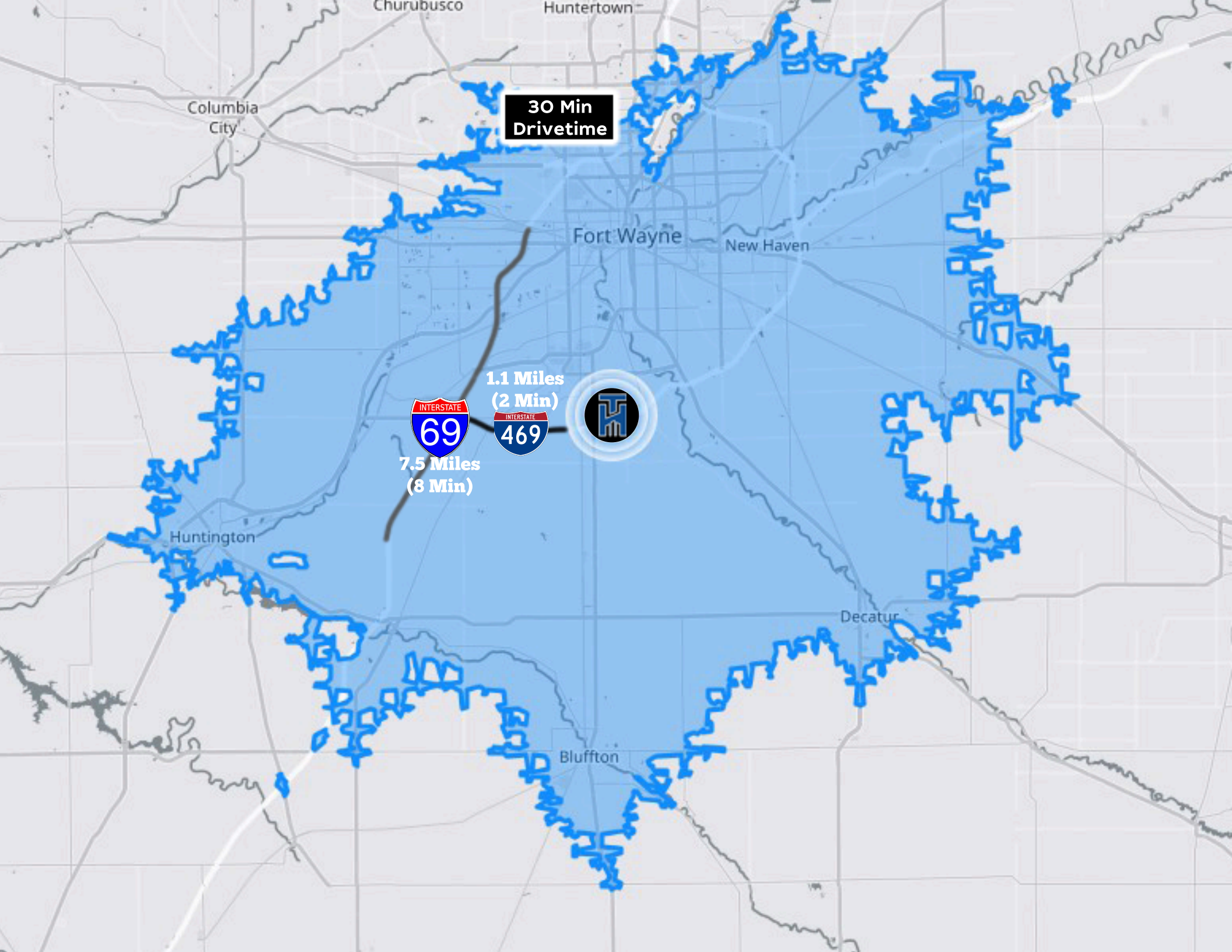


EASY ACCESS



2000 Block Pleasant Center Road Fort Wayne IN 46819





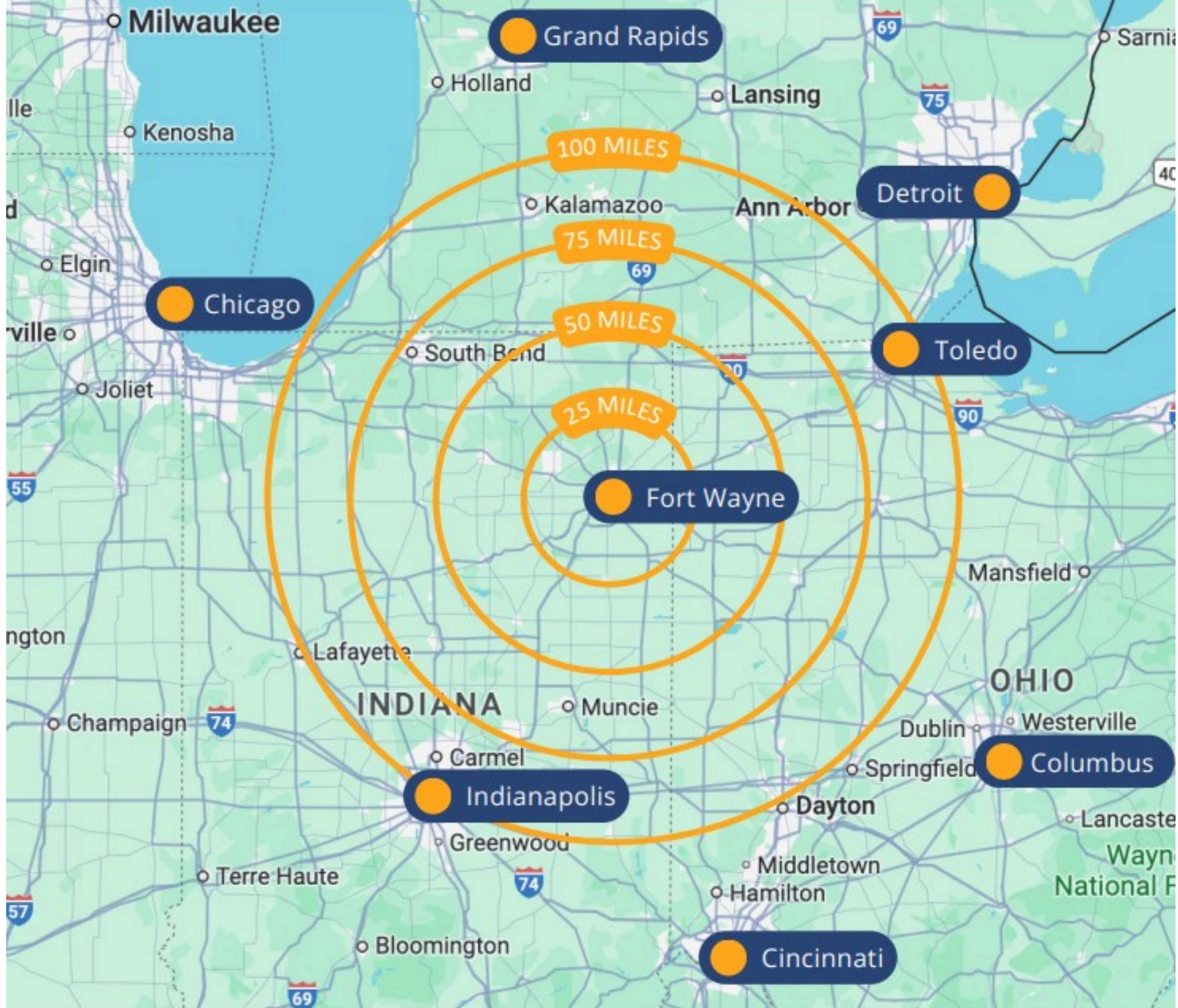
30 Min
Drivetime

1.1 Miles
(2 Min)



7.5 Miles
(8 Min)





Milwaukee

Grand Rapids

Holland

Lansing

Detroit

Chicago

100 MILES

75 MILES

50 MILES

25 MILES

Fort Wayne

Toledo

INDIANA

OHIO

Indianapolis

Columbus

Cincinnati

Fort Wayne, IN Demographics



267,927

Population

35.3 Years

Average Age

\$53,978

Average
Household Income

388,608

Allen County
Population

37.4 %

% Households
That are Renters

108,207

Total Households

Notable Companies



Parkview Health

Parkview Health

Regional Healthcare system employing nearly 9,000 people in the Allen County area.



General Motors

General Motors

Assembly plant for GMC Sierra, and Chevy Silverado, employing ~4,300.



Master Spas

Master Spas

Manufacturer of Spas and Hot Tubs, with just north of 1,000 employees in Fort Wayne.

Raytheon Technologies

Aerospace company involved in advanced propulsion and electrical systems. Employs ~450 in Fort Wayne.



Raytheon Technologies

Steel Dynamics

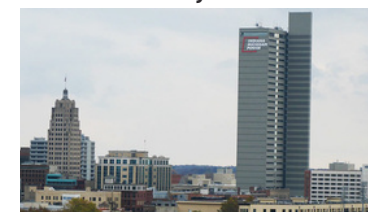
Steel production & metal recycling, employing ~12,060 people.



Steel Dynamics

Indiana Michigan Power

Electrical utility company dominating Fort Wayne skyline, employs ~2,100.



Indiana Michigan Power



Allied
COMMERCIAL
BROKERAGE | PROPERTY MANAGEMENT | DEVELOPMENT



Fort Wayne Higher Education

#1

Place To
Raise A
Family

(Smartasset.com, 2017)

#1

Hottest
Housing
Market

(Wallstreet Journal, 2024)

#4

Upcoming
Hipster
Market

(Yelp, Realtor.com, 2017)

#10

State
Business
Tax
Climate

(The Tax Federation, 2024)

#1

Affordable
Place To
Live

(US News and World Reports, 2024)

#8

Best-Run
City In
America

(Wallethub, 2024)



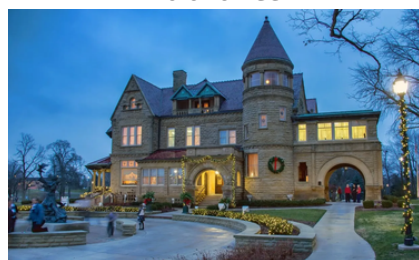
Purdue Fort Wayne

Purdue Fort Wayne
Public University in
Fort Wayne, Indiana
with ~8,300 students.



Indiana Tech

Indiana Tech
Private University in Fort
Wayne, Indiana with ~1,350
students.



Saint Francis

University of Saint Francis
Private Catholic University in
Fort Wayne, Indiana with
~2,400 students.

FORT WAYNE

Lifestyle

Development

Fort Wayne's growth and development over the past 10 years has been immense. As a notable indicator, in 2021 over \$2 billion in building permits were pulled.

Amusement

Artistic + Cultural Activities are a must with Fort Wayne. Events include the following:

- Arts United of Greater Fort Wayne
- Fort Wayne Civic Theatre
- Fort Wayne Children's Zoo
- Fort Wayne Philharmonic
- Science Central
- Embassy Theatre
- Tin Caps Baseball, Komets Hockey, Fort Wayne FC Soccer



Electric Works



Fort Wayne
Childrens Zoo



Tin Caps

